

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
and SPECIAL EXCEPTION – SW/S Falls Rd.,
1500' SE of c/l Green Spring Valley Rd. * ZONING COMMISSIONER
(10628 Falls Road)
3rd Election District * OF BALTIMORE COUNTY
3rd Council District *
* Case No. 02-206-SPHX
David B. Gorzsas & Laura Robertson, Owners;
The Wellness Community-Baltimore, Inc., *
Contract

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Special Exception filed by the owners of the subject property, David B. Gorzsas and Laura Robertson, and the Contract Purchasers, The Wellness Community-Baltimore, Inc., through their attorney, Robert A. Hoffman, Esquire. The Petitioners request a special exception for a community care center and/or school on the subject site, pursuant to Sections 1A01.2.C.5 and 23 of the Baltimore County Zoning Regulations (B.C.Z.R.), and a special hearing to confirm that the number of parking spaces provided is adequate for the proposed use. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were David B. Gorzsas, property owner, Suzanne Brace and Margot Wolman, representatives of The Wellness Community-Baltimore, Inc., Contract Purchasers of the subject site, and their attorneys, Robert A. Hoffman, Esquire, and David Karceski, Esquire. Also appearing on behalf of the Petitioners were Mickey Cornelius, a traffic engineer with The Traffic Group, Bruce Doak, a representative of Gerhold, Cross & Etzel, the consultants who prepared the site plan for this property, and Bob Millhauser and Frederick W. Hearn. Appearing as interested persons were Margaret McKee, a neighbor, and Deanna Bailey, who on behalf of the Baltimore County Department of Recreation & Parks. There were no Protestants or other interested persons present.

ORDER RECEIVED FOR FILING

Date

By

The subject property under consideration is an irregularly shaped parcel located on the southwest side of Falls Road (Maryland Route 25), just south of the terminus of Interstate 83 at Joppa Road and Green Spring Valley Road in Brooklandville. Immediately north of the subject site is a parcel being developed by the County's Department of Recreation & Parks for recreational use. The subject property contains a gross area of 8.43 acres, more or less, zoned R.C.2 and is presently improved with a three-story frame dwelling, and a detached two-story frame outbuilding. The Wellness Community-Baltimore, Inc. proposes to redevelop the subject site for use as a community care center and/or school to provide education and support for cancer patients and their families. As shown on the site plan, a two-story, 2,000 sq.ft. addition to the rear of the existing dwelling is proposed, as well as a porch addition along the south side of the building. In addition, the Petitioners propose to double the size of the existing outbuilding. A parking lot providing space for 40 vehicles will be provided, with 3 handicapped spaces being provided immediately adjacent to the dwelling.

Testimony was offered by Suzanne Brace, Executive Director of The Wellness Community-Baltimore, Inc. She testified extensively regarding the purpose of this institution and the programs offered and provided written exhibits in support of her testimony. As noted above, The Wellness Community-Baltimore, Inc. is a private, non-profit organization that provides services to cancer patients and their families. These services include education, seminars, support and information vital to those individuals battling that disease. The facility is not a hospice and is not used for residential purposes. No medical treatment or advice is given; however, support groups are regularly convened, as are classes on topics of interest to cancer patients and their families. Typically, programs are run during the day; however, there are evening classes. On most occasions, all seminars/programs are completed by 9:30 PM. There can be as little as 5 or 6 people participating in these programs, or as many as 25. The services provided are free and the facility does not receive government aid for its operation. The facility operates through charitable contributions and bequests; however, a governmental grant was obtained in order to acquire the subject property.

Presently the Wellness Community-Baltimore, Inc. operates out of an office building on Dulaney Valley Road in Towson; however, the subject property was identified as an appropriate relocation site. The proposed additions to the existing building which presently serves as a dwelling are described above and are designed to provide office space and meeting areas.

Turning first to the special exception request, it is to be noted that the subject property is zoned R.C.2. That zoning classification permits schools and community care centers as uses permitted by special exception. The word "school" is not defined by the B.C.Z.R.; however, the regulations note that schools include not only the traditional learning institutions, but also schools for agricultural training, private preparatory schools, business or trade schools, conservatories, or colleges. A "community care center" is defined in Section 101 of the B.C.Z.R. as "A small scale facility, sponsored or operated by a private charitable organization, or by a public agency and licensed by the Maryland State Department of Health and Mental Hygiene, or the Maryland State Department of Social Services, for the housing, counseling, supervision, or rehabilitation of alcoholics or drug abusers, or physically or mentally (including emotional) handicapped or abused individuals who are not subject to incarceration or in need of hospitalization." Generally, it would seem that the community care definition would be geared towards those facilities that provide services to those suffering from alcohol or drug addiction. However, the definition is sufficiently broad to encompass The Wellness Community-Baltimore, Inc.'s program in that it is a small scale facility, operated by a private charitable organization, which caters to physically handicapped individuals. However, the Wellness-Community-Baltimore, Inc. is not licensed by the State of Maryland, although certain individuals who provide seminars and programs at the facility may be so licensed. Insofar as the school definition, it is also clear that the facility offers an educational program to its clientele. Indeed, it appears that the use has characteristics of both a school and community care center. Under either classification, it is permitted in the R.C.2 zone by special exception. Due to the unique services offered by the facility, it appears that a school might more closely fit the proposed use.

1/3/02
[Signature]

Whatever the designation, it is clear that the proposed use will not detrimentally impact the health, safety and general welfare of the locale. In this regard, the testimony provided by Ms. Brace was persuasive, as was the testimony by Mr. Doak and Mr. Cornelius. The property is located on a major route (Maryland Route 25, Falls Road) and near I-83. It provides excellent access to major arterial roads, as well as the interstate system, including the Baltimore Beltway. Moreover, the fact that the use is not residential in character is persuasive to a finding that the activity on the site will be restricted to daytime and early evening hours. In sum, I am persuaded that the special exception criteria set out in Section 502.1 of the B.C.Z.R. have been met in this case. Thus, the *Petition for Special Exception to allow the proposal, as a school, will be granted.*

Special hearing relief is also requested to confirm that the number of parking spaces provided will be adequate. Again, the collective testimony offered was persuasive that the 40 parking spaces proposed, plus 3 handicapped spaces, will be sufficient to accommodate the proposed use. Ms. Brace described in detail the schedule of activities proposed. In that different programs and seminars are offered during different hours of the day is persuasive to the conclusion that there will not be one time when a significant volume of traffic is on the site. Moreover, people will arrive and leave at different times to attend the various programs or workshops provided. Thus, I am persuaded that the *Petition for Special Hearing should be granted.*

It is also to be noted that Ms. McKee, who resides immediately adjacent to the subject site, appeared in support of the request. As the most affected neighbor, her testimony is significant. It is also to be noted that there will be a small conveyance of the McKee lot (approximately .15 acres) to The Wellness Community-Baltimore, Inc., in order to adjust the lot line. Moreover, negotiations between the Petitioners and the Valleys Planning Council have resulted in a tentative agreement. In this regard, a draft copy of the covenants was submitted at the hearing. It was indicated that Jack Dillon, Executive Director of the Valleys Planning Council, was unable to attend the hearing due to illness and that the covenants had not been finalized. However, counsel for the Petitioners indicated that a copy of the executed covenant agreement

would be submitted for inclusion in the case file. These covenants are generally designed to limit the impacts of the proposed use and preserve and protect the community.

Finally, several Zoning Advisory Committee (ZAC) comments were received from reviewing County agencies. Standard comments were received from the Department of Environmental Protection and Resource Management (DEPRM) regarding compliance with their regulations for the protection of water quality, streams, wetlands and floodplains, and the County's forest conservation regulations. Additionally, the site is served by private well and septic systems and approval must be obtained from DEPRM, through the Ground Water Management division of that agency. The Petitioners indicated that they understood that approvals would be required from DEPRM. Additionally, a comment was received from the Bureau of Development Plans Review of the Department of Permits and Development Management indicating that a riverine floodplain is located on the site and that all buildings must be setback a minimum of 20 feet from this floodplain. A review of the site plan shows the appropriate setbacks will be maintained. Additionally, certain other restrictions regarding construction and the elevation of the buildings are required. The Petitioners understood that compliance with the applicable floodplain regulations would be required.

Pursuant to the advertisement posting of the property and public hearing on these Petitions held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 31st day of January, 2002 that the number of parking spaces provided is adequate for the proposed use, and as such, the Petition for Special Hearing be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Exception to permit a community care center and/or school on the subject site, pursuant to Sections 1A01.2.C.5 and 23 of the Baltimore County Zoning Regulations (B.C.Z.R.), be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware

1/31/02
[Signature]

that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

- 2) As set out more fully above, all construction must be in compliance with the County's regulations for the protection of water quality, streams, wetlands and floodplains, forest conservation regulations, ground water regulations (i.e., satisfactory well water access and septic) and riverine floodplain regulations.
- 3) Within sixty (60) days of the date of this Order, a copy of the executed covenant agreement between the Valleys Planning Council and the Petitioners shall be submitted to the Department of Permits and Development Management (DPDM) for inclusion in the case file.
- 4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

11/31/02
[Handwritten signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

January 31, 2002

Robert A. Hoffman, Esquire
David Karceski, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND SPECIAL EXCEPTION
SW/S Falls Road, 1500' SE of the c/l Green Spring Valley Road
(10628 Falls Road)
3rd Election District – 3rd Council District
David B. Gorzsas & Laura Robertson, Owners;
The Wellness Community-Baltimore, Inc., Contract Purchasers - Petitioners
Case No. 02-206-SPHX

Dear Messrs. Hoffman & Karceski:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Special Exception have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. David B. Gorzsas & Ms. Laura Robertson
10628 Falls Road, Brooklandville, Md. 21093
Ms. Suzanne Brace & Ms. Margot Wolman, The Wellness Community-Baltimore, Inc.
901 Dulaney Valley Road, #710, Towson, Md. 21204
Mr. Mickey Cornelius, The Traffic Group, 9900 Franklin Sq.Dr., #H, Baltimore, Md. 21236
Mr. Bruce Doak, Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., Towson, Md. 21286
Ms. Margaret McKee, 10604 Falls Road, Brooklandville, Md. 21093
Mr. Jack Dillon, Ex. Dir., VPC, P.O. Box 204, 207 Courtland Ave., Towson, Md. 21285-5402
DEPRM; Development Plans Review, DPDM; Rec & Parks; People's Counsel; Case File

Come visit the County's Website at www.co.ba.md.us





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 10628 Falls Road
which is presently zoned R.C. 2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Special Hearing to confirm that the number of parking spaces provided is adequate.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

The Wellness Community-Baltimore Inc.
Name - Type or Print
Signature [Signature]
John R. Saunders, Jr. - Chairman of the Board
901 Dulaney Valley Road (410) 832-2719
Address Telephone No.
Towson MD 21204
City State Zip Code

Attorney For Petitioner:

Robert A. Hoffman
Name - Type or Print
Signature [Signature]
Venable, Baetjer and Howard, LLP
Company
210 Allegheny Avenue (410) 494-6262
Address Telephone No.
Towson MD 21204
City State Zip Code

Legal Owner(s):

David B. Gorzsas
Name - Type or Print
Signature [Signature]
Laura Robertson
Name - Type or Print
Signature [Signature]
10628 Falls Road (410) 821-1666
Address Telephone No.
Baltimore MD 21093
City State Zip Code

Representative to be Contacted:

Robert A. Hoffman
Name
210 Allegheny Avenue (410) 494-6262
Address Telephone No.
Towson MD 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By [Signature] Date 11.16.01

Case No. 02-206 SPHX

ORDER RECEIVED FOR FILING

Date 11/3/02

BY REU 9/15/98



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 10628 Falls Road

which is presently zoned R.C. 2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use herein described property for

Special Exception to permit a community care center and/or school (The Wellness Community, which operates a facility for cancer support) pursuant to Sections 1A01.2.C.5 and 23 of the Baltimore County Zoning Regulations.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

The Wellness Community-Baltimore Inc.

Name - Type or Print

Signature John R. Saunders, Jr. Chairman of the Board

901 Dulaney Valley Road (410) 832-2719

Address Telephone No.

Towson MD 21204

City State Zip Code

Attorney For Petitioner:

Robert A. Hoffman

Name - Type or Print

Signature

Venable, Baetjer and Howard, LLP

Company

210 Allegheny Avenue (410) 494-6262

Address Telephone No.

Towson MD 21204

City State Zip Code

Legal Owner(s):

David B. Gorzsas

Name - Type or Print

Signature

Laura Robertson

Name - Type or Print

Signature

10628 Falls Road (410) 821-1666

Address Telephone No.

Baltimore MD 21093

City State Zip Code

Representative to be Contacted:

Robert A. Hoffman

Name

210 Allegheny Avenue (410) 494-6262

Address Telephone No.

Towson MD 21204

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JCM Date 11-16-01

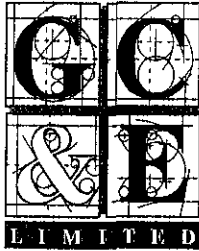
Case No. 02-206 SPHX

REV 09/15/98

ORDER RECEIVED FOR FILING

Date

By



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

May 2, 2001

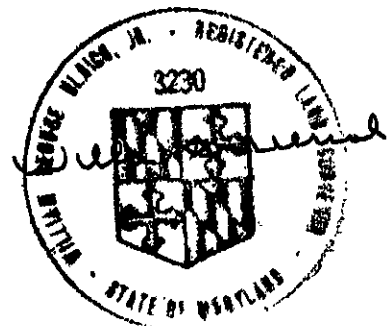
**ZONING DESCRIPTION
TO ACCOMPANY A PETITION FOR A
SPECIAL EXCEPTION OF THE PROPOSED
WELLNESS COMMUNITY PROPERTY
10628 FALLS ROAD, BEING A PARCEL
OF LAND LOCATED IN THE
THIRD ELECTION DISTRICT AND THE
THIRD COUNCILMANIC DISTRICT OF
BALTIMORE COUNTY, MARYLAND**

Beginning for the same on the southwest side of Falls Road as relocated and at the beginning of the parcel of land which by a deed dated December 30, 1996 and recorded among the Land Records of Baltimore County in Liber S.M. No. 11963 folio 685 was conveyed by William J. Donohue and Diane M. Donohue, his wife, and Richard Rubin, their attorney in fact to David B. Gorzsas and Laura J. Robertson, his wife, at the distance of 1,500.00 feet, more or less, measured southeasterly along the southwest side of the relocation of the Falls Road from the centerline of Greenspring Valley Road, running thence southeasterly and binding on the southwest side of Falls Road as relocated and referring the courses of this description to the meridian as called for in the aforesaid deed, the five following courses and distances, viz: (1) South 29 degrees 57 minutes 07 seconds East 30.80 feet, (2) South 34 degrees 24 minutes 45 seconds East 156.85 feet, (3) South 29 degrees 22 minutes 50 seconds East 157.53 feet, (4) South 25 degrees 15 minutes 51 seconds East 134.40 feet, and (5) South 19 degrees 58 minutes 22 seconds East 5.66 feet, thence leaving Falls Road and binding on the land of the herein petitioner, the eight following courses and distances, viz: (6) South 65 degrees 25 minutes 15 seconds West 254.06 feet, (7) North 83 degrees 30 minutes 00 seconds West 696.00 feet, (8) North 04 degrees 03 minutes 00 seconds East 406.30 feet, (9) South 81 degrees 15 minutes 00 seconds East 36.23 feet, (10) North 16 degrees 55 minutes 00 seconds East 77.56 feet, (11) South 69 degrees 32 minutes 00 seconds East 176.91 feet, (12) South 40 degrees 38 minutes 00 seconds East 82.21 feet, and (12) North 75 degrees 28 minutes 00 seconds East 388.02 feet to the place of beginning.

Containing 8.43 Acres of land, more or less.

Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for the purpose of conveyance.

206



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **206** **08100**

DATE 11-16-01 ACCOUNT CC1-006-5160

AMOUNT \$ 550.00

RECEIVED The Wellness Center 10628 Falls Rd.
FROM: _____

FOR: SPH, SPH K.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

JKM

PAID RECEIPT

11/19/2001 11/16/2001 14:34:26

REL 4805 CASHIER R006 LRD DPMER 3

>> RECEIPT # 224746

DEBIT 5 528 ZONING VERIFICATION

CR NO. 0002100

Receipt Tot

550.00 CR 550.00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-206-SPHX

10628 Falls Road

E/S Falls Road, 2000' S of Greenspring Valley Road

3rd Election District - 3rd Councilmanic District

Legal Owner(s): Laura Robertson & David S. Gorzas

Contract Purchaser: John Saunders, Jr.,

The Wellness Community-Baltimore, Inc.

Special Hearing: to confirm that the number of parking spaces provided is adequate, **Special Exception:** to permit a community care center and/or school (The Wellness Community, which operates a facility for cancer support).

Hearing: Wednesday, January 23, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT,

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Contact the Zoning Commissioner's Office at (410) 887-4388.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 1/3/02 Jan. 8 C513926

CERTIFICATE OF PUBLICATION

1/10/, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1/8/, 2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

821-
0147 - c/o MR. RICHARDSON

RE: Case No 02-206-SP17
Petitioner/Developer: GONVALES, ETAL
VBH

Date of Hearing/Closing: 1/23/02

4" brand fax transmittal memo 7671		# of pages
To	From	
BETTY & ROBIN	O'KEEFE	
Co.	Co.	
ZONING COMM		
Dept.	Phone #	
	4011 4011	
Fax #	Fax #	
410 887-3468		

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms Gwendolyn Stephens GEORGE ZAHNER

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 10628-FALLS RD.

The sign(s) were posted on 1/12/02
(Month, Day, Year)

Sincerely,

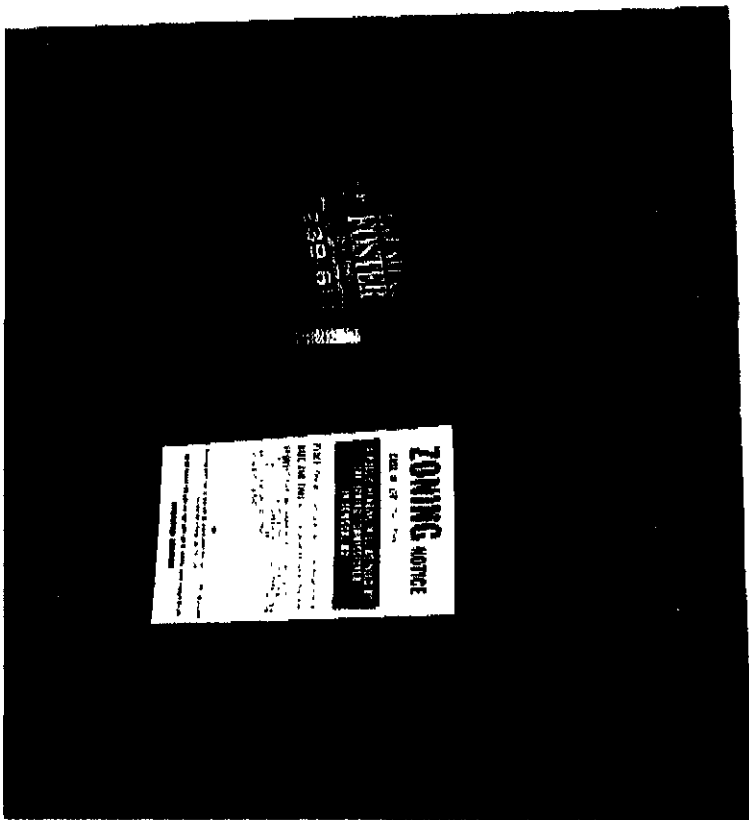
Patrick M. O'Keefe 1/12/02
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571
(Telephone Number)



Post-it* Fax Note	7671	Date	# of pages
To		From	
Co./Dept.		Co.	
Phone #		Phone #	
Fax #		Fax #	

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 206
Petitioner: THE WELLNESS COMMUNITY - BALTIMORE INC.
Address or Location: 10628 FALLS ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: AMY DONTZEL
Address: VENABLE, BASTEN AND HOWARD, LLP
210 ALLEGHENY AVENUE
TOWSON, MD 21204
Telephone Number: (410) 454-6244

TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 8, 2002 Issue – Jeffersonian

Please forward billing to:

Amy Dontell
Venable Baetjer & Howard
210 Allegheny Avenue
Towson MD 21204

410 494-6244

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-206-SPHX

10628 Falls Road

E/S Falls Road, 2000' S of Greenspring Valley Road

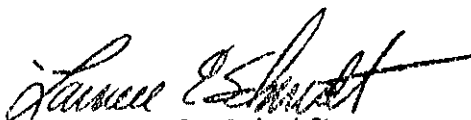
3rd Election District – 3rd Councilmanic District

Legal Owners: Laura Robertson & David B Gorzsas

Contract Purchaser: John Saunders Jr, The Wellness Community-Baltimore Inc

Special Hearing to confirm that the number of parking spaces provided is adequate. Special Exception to permit a community care center and/or school (The Wellness Community, which operates a facility for cancer support).

HEARING: Wednesday, January 23, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G D Z
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

December 24, 2001

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBLR 02-206-SPIX

10628 Falls Road

E/S Falls Road, 2000' S of Greenspring Valley Road

3rd Election District – 3rd Councilmanic District

Legal Owners: Laura Robertson & David B Gorzsas

Contract Purchaser: John Saunders Jr, The Wellness Community-Baltimore Inc

Special Hearing to confirm that the number of parking spaces provided is adequate. Special Exception to permit a community care center and/or school (The Wellness Community, which operates a facility for cancer support).

HEARING: Wednesday, January 23, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon G.D.Z.
Director

C: Robert A Hoffman, Venable, Baetjer & Howard, 201 Allegheny Ave, Towson 21204
David B Gorzsas & Laura Robertson, 10620 Falls Road, Baltimore 21093
John Saunders Jr, The Wellness Community-Baltimore Inc, 901 Dulaney Valley Rd,
Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JANUARY 8, 2002.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

January 18, 2002

Robert A Hoffman
Venable Baetjer & Howard
210 Allegheny Avenue
Towson MD 21204

Dear Mr. Hoffman:

RE: Case Number: 02-206-SPHX, 10628 Falls Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 16, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: David B Gorzsas, Laura Robertson, 10628 Falls Road, Baltimore 21093
John Saunders Jr, The Wellness Community-Baltimore Inc, 901 Dulaney Valley
Road, Towson 21204
People's Counsel

Come visit the County's Website at www.co.ba.md.us

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: January 11, 2002

FROM: *RWB* Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 24, 2001
Item Nos. 200, 201, 202, 204, 205, 206,
208, 209, 210, 211, 212, 213, 215, 216,
217, 218, 219, and 220

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

*average flood
20 feet
set back
1 foot above
average
flood plain
1/ Study on
Deep Run? a
2/ FEMA Map?
or
3/ Devel. do
study*

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

JAN 25

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt. **DATE:** January 23, 2002

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 24, 2001
Item No. 206 - **REVISED**

The Bureau of Development Plans Review has reviewed the subject zoning item.

A 20-foot minimum building setback is required from the riverine flood plain's freeboard line. This setback applies to the front, rear, and side of the structure.

Also, the first floor elevation must be one foot above the maximum flood level of the 100-year storm.

Basement construction below the maximum flood level must be according to the requirements contained in the applicable section of the building code on file with the Department of Permits and Development Management.

No construction in or alteration of any flood plain is permitted.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

January 2, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF December 17, 2001

Item No.: 203, 204, ~~206~~, 209, 215, 216,

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us

Ho
1/23

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: December 26, 2001

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 02-206, 02-213, 02-215 & 02-220**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Jeffrey W. Long

26

AFK/JL:MAC

123

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley
DATE: January 11, 2002

JAN 25 4 15 PM

SUBJECT: Zoning Item 206
Address 10628 Falls Road

Zoning Advisory Committee Meeting of December 17, 2001

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- _____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- X Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- _____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

_____ Additional Comments:

Reviewer: Brian Lindley

Date: January 11, 2002



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 12.31.01

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. [REDACTED] (JCM)

Dear Mr. Zahner:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 25. are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

1- Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL HEARING
PETITION FOR SPECIAL EXCEPTION
10628 Falls Road, E/S Falls Rd,
2000' S of Greenspring Valley Rd
3rd Election District, 3rd Councilmanic

Legal Owner: David B. Gorzsas & Laura Robertson
Contract Purchaser: The Wellness Community
Baltimore Inc.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
*
* Case No. 02-206-SPHX

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 7th day of January, 2002 a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioner(s).



PETER MAX ZIMMERMAN

11-16-01

APPLICANT ADVISED:

SITE PLAN & DESCRIPTION MUST BE
REVISED TO REFLECT PENDING LOT LINE
ADJUSTMENT AT THE SW CORNER OF
THE PROPERTY. \$700.00 REVISION FEE
DISCUSSED.

Jan

NOV



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

December 27, 2002

David H. Karceski, Esquire
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
P.O. Box 5517
Towson, Maryland 21204

RE: Zoning Case No. 02-206-SPHX.
10628 York Road, The Wellness Community – Baltimore Inc.
3rd Election District

Dear Mr. Karceski:

Your letter to Arnold Jablon, Director of Permits and Development Management was referred to me for reply.

In zoning case #02-206-SPHX, the Zoning Commissioner on January 31, 2002 granted a special exception to permit a community care center and/or school on this site as well as a special hearing determining that the number of provided parking spaces was adequate for the proposed use. The submitted sealed site plan (Petitioner's Exhibit #1, dated 11/21/01) showed a proposed 2,000 square foot addition to the existing three story frame dwelling which was addressed in the Zoning Commissioner's order. A subsequent unsealed site plan (Petitioner's Exhibit #2, dated January 21, 2001) submitted at the hearing showed that addition to be 2,500 square feet.

This site entered into a restrictive covenant agreement with The Valley's Planning Council, Inc. (VPC) that provides for a two-story 2,500 square feet footprint addition to the existing structure. In a recent meeting Mr. Jack Dillon, Executive Director of The Valley's Planning Council confirmed that the proposed 2,500 square feet footprint addition as shown on Petitioner's Exhibit #2 is consistent with the VPC agreement.

The proposed 2,500 square feet footprint addition will be approved as being within the spirit and intent of the above referenced zoning case once a sealed site plan showing same is submitted to this office.

Come visit the County's Website at www.co.ba.md.us



David H. Karceski, Esquire
Zoning Case No. 02-206-SPHX
December 27, 2002
Page 2

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to call me at 410-887-3391.

Sincerely,



John J. Sullivan, Jr.
Planner II
Zoning Review

JJS:dt

VENABLE, BAETJER AND HOWARD, LLP
Including professional corporations

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147
www.venable.com

VENABLE
ATTORNEYS AT LAW

OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

Writer's Direct Number:
(410) 494-6285

dhkarceski@venable.com

March 25, 2002

HAND-DELIVERED

MAR 26 2002

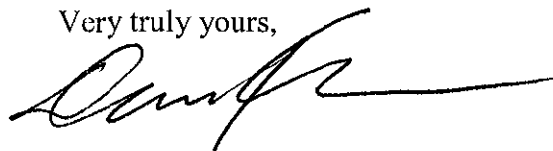
Lawrence E. Schmidt, Zoning
Commissioner for Baltimore County
County Courts Building
401 Bosley Avenue, 4th Floor
Towson, Maryland 21204

Re: The Wellness Community-Baltimore, Inc.
10628 Falls Road
Case No.: 02-206-SPHX

Dear Mr. Schmidt:

At Rob Hoffman's request, I am enclosing a copy of the Restrictive Covenant Agreement for the above-referenced property to be included in the permanent case file for this case.

Very truly yours,



David H. Karceski

DHK/bl
Enclosure
TO:DOCS1/DHK01/#134175 v1

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Rob Hoffmann

MICKEY CORNELIUS

DAVID KARCISNY

Bruce Doak - GORDON CROSS & ETAL 320 E. TOWNSHIP Bldg TOWSON, Mo 21286

SHARPE BRACE

MARGOT WOLMAN

David Garzas

Bob Millhouser

FREDERICK W. HARRIS

~~10~~

210 Allegheny Ave 21204

9900 FRANKLIN SQ DR STE H 21236

211 ALLEGHENY AVE 21208

901 DULANEY VALLEY RD #710 21204

901 DULANEY VALLEY RD #710 21204

10628 Falls Road 21093

9939 MIDDLE MILL DR 21117

60 CHERRYWOOD CT 21080



PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

Margaret McKee
Deanna Bailey

10604 Falls Rd 210.93
Baltimore Co. Dept Recreation & Parks



Final 5/15/02

RESTRICTIVE COVENANT AGREEMENT

THIS AGREEMENT is entered into, as of the _____ day of March, 2002, by and between THE WELLNESS COMMUNITY – BALTIMORE, INC., ("TWC"), Contract Owner, THE VALLEY'S PLANNING COUNCIL, INC. ("VPC"), and THE FALLS ROAD COMMUNITY ASSOCIATION, INC. ("FRCA").

The Wellness Community is the equity owner of a parcel of land (the "Land"), containing in the aggregate approximately 8.4 acres, located in the 3rd Councilmanic District of Baltimore County, Maryland, on the west side of Falls Road approximately 1500 feet north of Hillside Road. Its address is 10628 Falls Road. The Land is more particularly described in a deed recorded among the Land Records of Baltimore County at Liber 7850, Folio 203.

RECITALS

The Wellness Community – Baltimore is a private non-profit 501c3 corporation that is dedicated to providing a free program of support, education and hope for cancer patients and their families. The Wellness Community is not a hospice, a residential center, and does not provide any kind of treatment. The Wellness Community is a place where people with cancer (and their families) gather to share wisdom and experiences while gaining education and support. The Wellness Community is professionally staffed with licensed social workers and psychologists who provide structure and ensures that everyone's emotional needs are appropriately addressed. The Wellness Community is committed to the mission of the VPC and FRCA, and the purpose and intent of The Green Spring Valley National Register Historic District and therefore is willing to commit to the following:

- A. The Land is subject to a Land Preservation Trust easement dated December 30, 1996 disallowing commercial use.
- B. At the present time, the Land is zoned RC 2.
- C. The Land is currently developed with a residential building known as Ryngate House (the "House") and a barn.
- D. TWC has submitted a request for special exception for the Land.
- E. The request seeks to allow for non-commercial use as a school or community center.
- F. VPC is an incorporated association of Baltimore County residents interested in preserving the existing character and quality of life of the rural and residential areas in the vicinity.
- G. FRCA is an incorporated association of Baltimore County residents interested in preserving the existing character and quality of life of the rural and residential areas in the vicinity.
- H. VPC and FRCA desire to clarify certain restrictions on the Land and on the use thereof to assure that the proposed use and future use does not have a deleterious effect on the area.
- I. TWC in recognition of the concerns of the VPC and FRCA is willing to place certain restrictions on the Land in return for the agreement of conditions described below.

8. Stream Buffer.

a. Except as otherwise agreed herein, TWC shall establish and, once established, shall not thereafter clear or otherwise disturb a buffer of natural vegetative cover not less than thirty feet (30') from the edges of the banks on either side of the stream that flows across and/or bounds the Land on the west (the "Stream Buffer").

b. On the east bank of the stream, however, TWC may clear and/or keep clear an accessible path to the stream through the Stream Buffer, which path shall not exceed ten feet (10') in width except that along the stream bank the path may be expanded into a clearing for use as a gathering, picnic and/or sitting area; provided that benches or picnic tables, but no other structure of any sort nor any impermeable surface, may be installed therein and further that the entire cleared area, including both the path and the clearing, does not exceed 600 square feet.

9. Storm Water Run Off. TWC will use its commercially reasonable efforts to minimize the negative impact of storm water run off on Deep Run, thereby minimizing channeling and off-site erosion.

10. Sediment Control. Prior to clearing or grading, TWC shall install and maintain sediment control, including any silt fence necessary to protect Deep Run. If TWC will be grading or clearing within 300 feet of Deep Run, it agrees to use supersilt fence. Also prior to clearing or grading, TWC shall submit its building and/or landscape plans to VPC with sufficient time to review to insure that adequate protections will be provided to Deep Run. TWC agrees to make reasonable modifications to its sediment control plans and install or have installed a reasonable amount of Supersilt Fence to address reasonable concerns with the concurrence of Baltimore County Department of Environmental Protection and Resource Management. TWC shall maintain the Supersilt Fence until construction is completed and the Property is vegetatively stabilized.

VPC and FRCA agree not to oppose the application for special exception for the use of TWC. It may not be claimed, however, that VPC and FRCA support this zoning request.

CONDITION PRECEDENT

The obligations of TWC shall not become effective and binding upon it and the Land unless and until the Special Exception is granted, as shown on the attached Drawing, and TWC owns the Land. If title to the Land is taken in any other name, or if the rights of TWC to purchase the Land are assigned, TWC will substitute that entity for TWC in this agreement. The intention is for this agreement to run with the Land in perpetuity.

BINDING EFFECT: DURATION

Immediately upon satisfaction of the condition precedent stated above, TWC shall cause these covenants, restrictions, and conditions to be recorded among the Land Records of Baltimore County, Maryland. TWC shall then promptly deliver to VPC and FRCA a copy of the covenant as recorded, together with evidence of their recordation. The covenants shall run with and be binding upon the Land, and upon all present and future owners thereof, and shall inure to the benefit of each of the parties respectively, and their successors and assigns, in perpetuity.

ENFORCEMENT

If any party to this Agreement, or any party's successor, or any neighbor within one mile of the Land, is required to institute legal action to enforce the terms of this Agreement, and is successful thereafter (whether by judgment or by settlement) in obtaining enforcement of the Agreement, that party or successor shall be entitled to recover reasonable attorney's fees and other reasonable costs of the action from the person or entity against whom enforcement is obtained. However, as a prerequisite to the recovery of fees and costs under this paragraph, the person or entity seeking enforcement shall serve the alleged violator of the Agreement with written notice of the violation, and only if the alleged violator has failed to remedy or to make substantial progress toward remedying the violation within thirty (30) days after receipt of this notice may legal action be instituted.

In order to further ensure VPC and FRCA of the enforcement of this Covenant, TWC shall have the duty to provide in all sales contracts for its business and/or Land that the Buyer and their heirs and assigns be subject to and bound by these covenants and easement and the obligations herein, including but not limited to the foregoing "obligation to pay reasonable attorney's fees and costs" provision if enforcement of the covenants is successfully obtained.

AMENDMENTS

Prior to its recordation among the Land Records of Baltimore County, Maryland, this Agreement may be amended only by a written instrument in recordable form, signed by all of the parties hereto. Following its recordation among the Land Records of Baltimore County, this Agreement may be amended only by a written instrument, signed by TWC or its successor and by the VPC and FRCA or their assigns, and recorded among the Land Records of Baltimore County, Maryland. If VPC and FRCA are no longer in existence or otherwise defunct without assigns, the community consisting of neighbors within one mile of the Land are entitled to the appointment of a Trustee to act on their behalf upon application to a Court of Equity.

MISCELLANEOUS PROVISIONS

The parties warrant and represent that they have taken all necessary action required to be taken by their respective charters, by-laws, or other organizational documents to authorize the execution of this Agreement.

This Agreement, which may be executed in counterparts, contains the entire understanding of the parties.

Each of the parties warrants that it has carefully read and understands this Agreement, is cognizant of the terms hereof, and has had ample time to consult with counsel of choice regarding its respective rights and obligations in connection herewith.

Failure, in any instance, to enforce any of the covenants, restrictions, and conditions contained in this Agreement shall in no event constitute a waiver or estoppel of the right to enforce the same or any other covenant, restriction or condition in the event of another violation occurring prior or subsequent thereto.

All notices required by this Agreement shall be sent by certified mail, return receipt requested.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

WITNESS/ATTEST:

THE WELLNESS COMMUNITY -
BALTIMORE, INC.

Helen M. McCallum

[Signature] (SEAL)
By:

2/13/02 DATE

WITNESS/ATTEST:

THE VALLEY'S PLANNING COUNCIL, INC.

[Signature]

[Signature] (SEAL)
By:

2/21/02 DATE

WITNESS/ATTEST:

THE FALLS ROAD COMMUNITY
ASSOCIATION, INC.

By: (SEAL)

DATE

STATE OF MARYLAND, CITY/COUNTY OF Baltimore, to wit:

I HEREBY CERTIFY that on this 13th day of February, 2002, before me a Notary Public in and for the State aforesaid, personally appeared John L. Saunders, of THE WELLNESS COMMUNITY - BALTIMORE, INC., a Maryland corporation, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he/she executed the same for the purposes therein contained by signing his/her name as Chairman of THE WELLNESS COMMUNITY - BALTIMORE, INC.

AS WITNESS my hand and notarial seal.

Sharon G. Tucker
Notary Public

My Commission Expires: Jan. 2006

STATE OF MARYLAND, CITY/COUNTY OF Baltimore, to wit:

I HEREBY CERTIFY that on this 21st day of February, 2002, before me a Notary Public in and for the State aforesaid, personally appeared Berge D. B., of THE VALLEY'S PLANNING COUNCIL, INC., a Maryland corporation, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he/she executed the same for the purposes therein contained by signing his/her name as President of THE VALLEY'S PLANNING COUNCIL, INC.

AS WITNESS my hand and notarial seal.

Linda M. Townes
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires Jan. 2005

My Commission Expires: _____

All notices required by this Agreement shall be sent by certified mail, return receipt requested.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

WITNESS/ATTEST:

THE WELLNESS COMMUNITY -
BALTIMORE, INC.

(SEAL)

By:

DATE

WITNESS/ATTEST:
INC.

THE VALLEY'S PLANNING COUNCIL,

(SEAL)

By:

DATE

WITNESS/ATTEST:

THE FALLS ROAD COMMUNITY
ASSOCIATION, INC.

J. Hompskui
(SEAL)

Harold H. Burns, Jr.
By: Harold H. Burns, Jr., Pres.

3-12-02 DATE

STATE OF MARYLAND, CITY/COUNTY OF _____, to wit:

I HEREBY CERTIFY that on this _____ day of _____, 2002, before me a Notary Public in and for the State aforesaid, personally appeared _____ of THE WELLNESS COMMUNITY - BALTIMORE, INC., a Maryland corporation, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he/she executed the same for the purposes therein contained by signing his/her name as _____ of THE WELLNESS COMMUNITY - BALTIMORE, INC.

AS WITNESS my hand and notarial seal.

Notary Public

My Commission Expires: _____

STATE OF MARYLAND, CITY/COUNTY OF _____, to wit:

I HEREBY CERTIFY that on this _____ day of _____, 2002, before me
a Notary Public in and for the State aforesaid, personally appeared
_____, of THE VALLEY'S
PLANNING COUNCIL, INC., a Maryland corporation, known to me (or satisfactorily
proven) to be the person whose name is subscribed to the within instrument, and
acknowledged that he/she executed the same for the purposes therein contained by
signing his/her name as _____ of THE VALLEY'S PLANNING
COUNCIL, INC.

AS WITNESS my hand and notarial seal.


Notary Public

My Commission Expires: _____

STATE OF MARYLAND, CITY/COUNTY OF Baltimore, to wit:

I HEREBY CERTIFY that on this 12 day of March, 2002, before me
a Notary Public in and for the State aforesaid, personally appeared
Harold H. Burns, Jr., President of THE FALLS ROAD
COMMUNITY ASSOCIATION, INC., a Maryland corporation, known to me (or
satisfactorily proven) to be the person whose name is subscribed to the within instrument,
and acknowledged that he/she executed the same for the purposes therein contained by
signing his/her name as President of THE FALLS ROAD
COMMUNITY ASSOCIATION, INC.

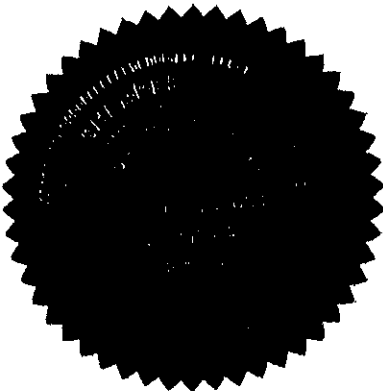
AS WITNESS my hand and notarial seal.



Notary Public

My Commission Expires: 8/9/05

TOIDOC51/JMB01/#130705 v5



6' X 4'

— The —

Wellness Community

10628 Falls Road

Petition #3

RESTRICTIVE COVENANT AGREEMENT

THIS AGREEMENT is entered into, as of the _____ day of _____, 2002, by and between THE WELLNESS COMMUNITY, ~~+~~ ("TWC"), Contract Owner, and THE VALLEY'S PLANNING COUNCIL, INC. ("VPC").

The Wellness Community is the equity owner of a ~~lot-parcel~~ of land (the "Land"), containing in the aggregate approximately 8.4 acres, located in the 3rd Councilmanic District of Baltimore County, Maryland, on the west side of Falls Road approximately 1500 feet north of Hillside Road. ~~+~~ Its address is 10628 Falls Road. The Land is more particularly described in a deed recorded among the Land Records of Baltimore County at Liber 7850-7850, Folio 203.

RECITALS

The Wellness Community - Baltimore is a private non-profit 501c3 cooperation that is dedicated to providing a free program of support, education and hope for cancer patients and their families. The Wellness Community is not a hospice, a residential center, and does not provide any kind of treatment. The Wellness Community is a place where people with cancer (and their families) gather to share wisdom and experiences while gaining education and support. The Wellness Community is professionally staffed with licensed social workers and psychologists who provide structure and ensures that everyone's emotional needs are appropriately addressed. The Wellness Community is committed to the mission of the Valleys Planning Council, Inc. and the purpose and intent of The Green Spring Valley National Register Historic District and therefore is willing to commit to the following:

A. The land is subject to a Land Preservation Trust easement dated Dec. 30th, 1996 disallowing commercial use.

B. At the present time, the Land is zoned RC2.

C. The Land is currently developed with ~~a residential~~ a residential building known as Ryngate House, and a barn.

D. TWC has submitted a request for special exception for the Land.

The request seeks to allow for non-commercial use as a school or community center.

F. VPC is an incorporated association of Baltimore County residents interested in preserving the existing character and quality of life of the rural and residential areas in the vicinity.

G. VPC desires to clarify certain restrictions on the Land and on the use thereof to assure that the proposed use and future use does not have a deleterious effect on

nearby ~~residential~~ the
area.

H. TWC in recognition of the concerns of the ~~VPC~~, VPC is willing to place certain restrictions on the Land in return for the agreement of conditions described below.

I. In order to make the covenants, restrictions and conditions contained in this Agreement binding and fully effective on the Land, and on the present and future owners and occupants thereof, the parties have entered into this Agreement, to the end and with the intent that TWC, and its successors and assigns, will hold, use, and hereafter convey the Land subject to the said covenants.

AGREEMENTS:

NOW THEREFORE, in consideration of the mutual agreements and understandings contained in this Agreement, and for other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

The Wellness Community, ON BEHALF OF THEMSELVES, AND THEIR SUCCESSORS AND ASSIGNS, AGREE AS FOLLOWS:

1. Use of Land. The Land shall be used only ~~for~~ for USES PERMITTED AS OF WRIGHT IN THE RC 2 ZONE, AGRICULTURAL USES PERMITTED BY SPECIAL EXCEPTION IN THE RC 2 ZONE, OR a school or community center as interpreted and approved by the zoning commissioner. EXCEPT AS PROVIDED IN THE PRECEEDING SENTENCE, No further special exceptions or zoning changes shall be requested. The only expansion to be permitted shall be an enclosed expansion of the house not to exceed a 2,500 square feet, footprint (WHICH SQUARE FOOTAGE IS EXCLUSIVE OF THE EXISTING OPEN PORCHS) and an expansion of the barn, not to exceed -1,500 square feet. Any such enclosed expansion shall be designed and built in a style and fashion consistent with the historic nature of the existing ~~buildings~~ buildings and restricted to the building envelope shown on the final site plan.
2. ~~Parking~~ ~~Parking~~ Parking. Parking for up to 40 cars shall be permitted with a design causing the least impact to the natural setting and scenic value of the ~~property~~ property. THE 40 CAR PARKING LOT SHALL BE A PAVED SURFACE. BUT ANY ADDITIONAL DRIVEWAYS AND parking surfaces shall be of porous paving or grass pavers in order to minimize storm water runoff and replenish the underlying aquifer UNLESS OTHERWISE REQUIRED BY BALTIMORE COUNTY.
3. No helicopters. Landing of helicopters or any aircraft is specifically prohibited except for medical emergency.
4. No ~~outdoor~~ outdoors noise amplification. No use of outdoor microphones or amplified music shall be permitted.
5. ~~Lighting~~ ~~Lighting~~ Lighting. Outdoor lighting shall be of low level and designed to minimize light impact on surrounding properties.
6. Landscape Plan: A landscape plan shall be prepared by a registered Landscape Architect and the plan shall be consistent with the Secretary of the Interior's GUIDELINES FOR THE TREATMENT OF CULTURAL LANDSCAPES.

7. Public Utilities. TWC will not permit the entering or crossing through their property with public water or sewer lines. TWC will not initiate or actively support or encourage the extension of public water or sewer to the property.
8. Storm Water run off. TWC will use its best ~~commercial~~ COMMERCIALLY REASONABLE efforts to minimize the negative impact of storm water run off on Deep Run, thereby minimizing channeling and off-site erosion
9. Sediment control. Prior to clearing or grading, TWC shall install and maintain sediment control, including Supersilt ~~ANY~~ silt Fence REQUIRED BY BALTIMORE COUNTY to protect Deep Run. IF TWC WILL BE GRADING OR CLEARING WITHIN 300 FEET OF DEEP RUN, IT AGREES TO USE SUPERSILT FENCE. Also prior to clearing or grading, TWC shall submit its building and/or landscape plans to VPC with sufficient time to review to insure that adequate protections will be provided to Deep Run. TWC agrees to make reasonable modifications to its sediment control plans and install or have installed a reasonable amount of Supersilt Fence to address reasonable concerns with the concurrence of Baltimore County Department of Environmental Protection and Resource Management. TWC shall maintain the Supersilt Fence until construction is completed and the Property is vegetatively stabilized.

VPC agrees not to oppose the application for special exception for the use of TWC. It may not be claimed, however, that VPC supports this zoning request.

CONDITION PRECEDENT:

The obligations of TWC shall not become effective and binding upon it and the Land unless and until the Special Exception is granted, as shown on the attached Drawing, and TWC owns the Land. If title to the Land is taken in any other name, or if the rights of TWC to purchase the Land are assigned, TWC will substitute that entity for TWC in this agreement. The intention is for this agreement to run with the Land.

BINDING EFFECT: DURATION

Immediately upon satisfaction of the condition precedent stated above, TWC shall cause these covenants, restrictions, and conditions to be recorded among the Land Records of Baltimore County, Maryland. TWC shall then promptly deliver to VPC a copy of the covenant as recorded, together with evidence of their recordation. The covenants shall run with and be binding upon the Land, and upon all present and future owners thereof, and shall inure to the benefit of each of the parties respectively, and their successors and assigns, ~~in perpetuity~~ FOR A PERIOD OF TWENTY-FIVE(25) YEARS. (NOTE: THE LPT EASEMENT WILL STILL BE IN EFFECT TO PROTECT VPC)

ENFORCEMENT:

If any party to this Agreement, or any party's successor, or any neighbor within one mile of the Land, is required to institute legal action to enforce the terms of this Agreement, and is successful thereafter (whether by judgment or by settlement) in obtaining enforcement of the Agreement, that party or successor shall be entitled to recover reasonable attorney's fees and other reasonable costs of the action from the person or entity against whom enforcement is obtained. However, as a prerequisite to the recovery of fees and costs under this paragraph, the person or entity seeking enforcement shall serve the alleged violator of the Agreement with written notice of the violation, and only if the alleged violator has failed to remedy or to make substantial progress toward remedying the violation within thirty (30) days after receipt of this notice may legal action be instituted.

In order to further ensure VPC of the enforcement of this Covenant, TWC shall have the duty to provide in all sales contracts for his ITS business and/or Land that the Buyer and their heirs and assigns be subject to and bound by these covenants and easement and the obligations herein, including but not limited to the foregoing "obligation to pay reasonable attorney's fees and costs" provision if enforcement of the covenants is successfully obtained.

AMENDMENTS:

Prior to its recordation among the Land Records of Baltimore County, Maryland, this Agreement may be amended only by a written instrument in recordable form, signed by all of the parties hereto. Following its recordation among the Land Records of Baltimore County, this Agreement may be amended only by a written instrument, signed by TWC or its successor and by the VPC and LPT or their assigns, and recorded among the Land Records of Baltimore County, Maryland. If VPC and LPT are no longer in existence or otherwise defunct without assigns, the community consisting of neighbors within one mile of the Land are entitled to the appointment of a Trustee to act on their behalf upon application to a Court of Equity.

MISCELLANEOUS PROVISIONS:

The parties warrant and represent that they have taken all necessary action required to be taken by their respective charters, by-laws, or other organizational documents to authorize the execution of this Agreement.

This Agreement, which may be executed in counterparts, contains the entire understanding of the parties.

Each of the parties warrants that it has carefully read and understands this Agreement, is cognizant of the terms hereof, and has had ample time to consult with counsel of choice regarding its respective rights and obligations in connection herewith.

Failure, in any instance, to enforce any of the covenants, restrictions, and conditions contained in this Agreement shall in no event constitute a waiver or estoppel of the right to enforce the same or any other covenant, restriction or condition in the event of another violation occurring prior or subsequent thereto.

All notices required by this Agreement shall be sent by certified mail, return receipt requested.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first
above written.

WITNESS/ATTEST:

THE WELLNESS CENTER

By: _____ (SEAL) _____ DATE _____ |

WITNESS/ATTEST: THE VALLEY'S PLANNING COUNCIL INC.

By: _____ (SEAL) _____ DATE _____ |


January ~~22~~ 2002

Re: Case No. 02-206-SPHX
Property located at 10628 Falls Road
Petitioner: The Wellness Community-Baltimore Inc.

Dear Mr. Zoning Commissioner:

We are the legal owners of 10604 Falls Road in Baltimore County, Maryland. Our residence is located adjacent to and directly to the south of the above-referenced property, which is the subject of the Petitions for Special Exception and Special Hearing referenced above. We are in full support of the request made by the Petitioner, The Wellness Community-Baltimore, to permit a facility for cancer support to be operated on the property.

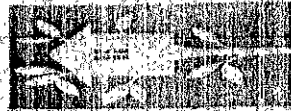
Sincerely,


Margaret M. McKee


James F. Ridgely

Ref No 5

Calendars/
SE sheets for
2001



Weekly Support Groups
Please see reverse side.
Strengthen Numbers - Weekly Groups for specific support group information, dates & times.

Winter Weather Policy
Please call the office to see if we are open.

Monday	Tuesday	Wednesday	Thursday	Friday
<p>Happy New Year Office Closed 8:30-5:00</p> <p>Mail Walking Group 8:30 to 10:30 Meet us at the Towson Town Center by Hechts on the 3rd level</p> <p>OFFICE CLOSED Check to see if your group is meeting</p> <p>Martin Luther KING JR. DAY</p> <p>Mail Walking Group 8:30 to 10:30 Breast Cancer Group 7-8:30 PM Brain Tumor Group 7-8:30 PM Leukemia, Lymphoma & Related Cancers Family Camp 7-9 PM</p>	<p>Power Hour Fitness 11 AM WELCOME MING 7 PM</p> <p>Bereavement 6:00-7:00 PM Group 7 PM</p> <p>Young Adults 7:45-9:15 PM</p> <p>Power Hour Fitness 11 AM Tat-Chi 11 AM WELCOME MING 7 PM</p> <p>Prostate Group Nutrition with Judy Knapp 7:00 PM</p> <p>Power Hour Fitness 11 AM WELCOME MING 7 PM</p> <p>Clear Your Clutter with Pen Spat Consultant Cheryl Hicks 7-9 PM</p>	<p>Tat-Chi 11 AM</p> <p>APPLYING AFRICAN SPIRITUAL TRADITIONS TO THE LIVES OF AFRICAN AMERICANS WITH SPECIAL ISSUES DR. GABRIEL TENABE 7-8:30 PM</p> <p>Power Hour Fitness 11 AM WELCOME MING 7 PM</p> <p>Office Transition Group 7 PM</p> <p>Power Hour Fitness 11 AM Tat-Chi 11 AM</p> <p>Stress Management for Caregivers Hazel Kuchmas 7-9 PM RSV</p> <p>Tat-Chi 11 AM</p>	<p>Yoga Class 11 AM WELCOME MING 12 NOON</p> <p>Family Support Group 6:30 PM</p> <p>Yoga Class 11 AM WELCOME MING 12 NOON</p> <p>Qigong Cancer Group 7:30 PM</p> <p>Yoga Class 11 AM WELCOME MING 12 NOON</p> <p>Family Support Group 6:30 PM</p> <p>Yoga Class 11 AM WELCOME MING 12 NOON</p> <p>Qigong Cancer Group 7:30 PM</p> <p>Yoga Class 11 AM WELCOME MING 12 NOON</p> <p>Family Support Group 6:30 PM</p>	<p>Reiki Workshop 1-3 PM</p> <p>Teen Circle 6:30-8:00</p> <p>Spirituality Crisis and Opportunity 10 AM-12</p> <p>Mindfulness Meditation Part I 1-2:30 RSV</p> <p>Professional Orientation 9-10 AM</p> <p>Mindfulness Meditation Part II 1-2:30 RSV</p> <p>Teen Circle 6:30-8:00</p> <p>Mindfulness Meditation Part III 1-2:30 RSV</p>

New Events this month:

Mail Walking Group Monday

Evening Tai Chi Class Tuesdays

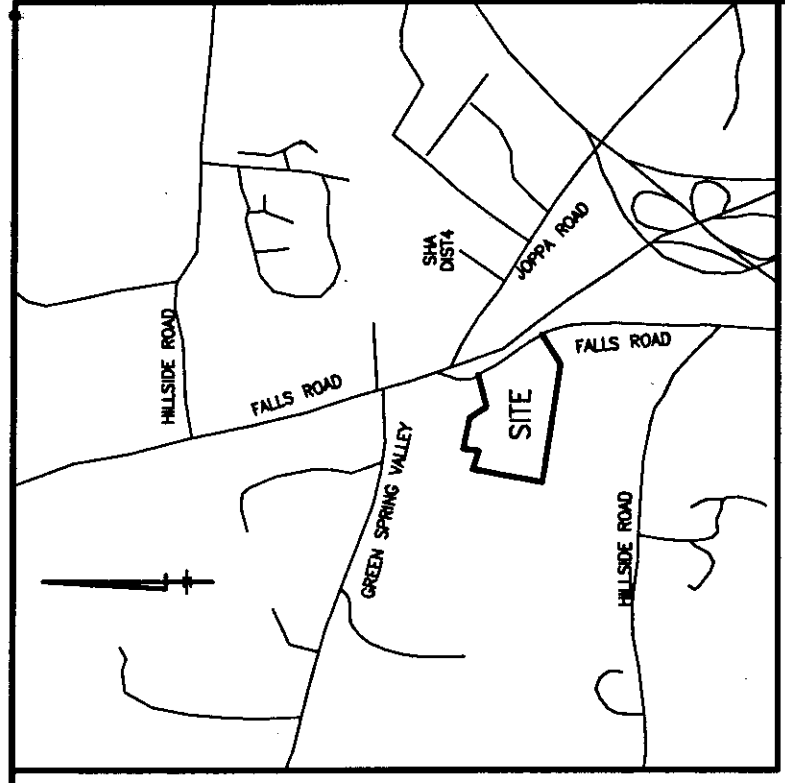
Special Wednesday Workshops

Mindfulness Meditation

Teen Circle

Quote of the Month: It takes a lot of bravery even to consider that uncertainty is not a threat, that in fact it's creative and powerful.

Pema Chodron & Meg Wheatley



VICINITY PLAN
SCALE: 1" = 2000'

LEGEND

- BUILDING
- ZONING DIVISION LINE
- BUILDING SETBACK LINE
- BOUNDARY LINE
- 100 YEAR FLOOD PLAIN
- STREAM
- N.H.R.D. LINE

GENERAL NOTES

- OWNER: DAVID B. GORZAS & THE WELLNESS COMMUNITY-BALTIMORE INC.
- TAX ACCOUNT NO. 1700014406
- TITLE DEED LIBER 541 11463/685 TOTAL AREA 18.48 AC.
- THE PROPERTY IS ZONED R.C.2
- 200' SCALE ZONING MAP NO. 11-11-C
- THE BOUNDARY SHOWN HEREON IS FROM THE TITLE DEED, A BOUNDARY WAS NOT PERFORMED BY GERHOLD, CROSS & ETZEL, LTD.
- THIS SITE IS SUBJECT TO A DEED OF CONSERVATION EASEMENT, DATED 10/28/89, BETWEEN WILLIAM J. DOONAN AND DAVID B. GORZAS & THE WELLNESS COMMUNITY-BALTIMORE INC. THE DEED IS RECORDED IN LIBER 541 11463/685.
- FEATURES SHOWN HEREON WERE TAKEN FROM BALTIMORE COUNTY GIS PANEL 60 A-B
- CENSUS TRACT 4286.01 A.D.C. MAP 1 & GRID 26-D-9 SUBDIVISION 144 REGIONAL PLANNING DISTRICT 51A
- THIS SITE IS SERVICED BY WELL AND SEPTIC.
- THIS SITE IS IN THE GREENSPRING VALLEY NATIONAL REGISTERED HISTORIC DISTRICT.
- THIS SITE IS NOT IN THE CHEAPENACE BAY CRITICAL AREA.
- 100 YEAR FLOOD PLAIN WAS TAKEN FROM FIRM MAP 240010 02482.
- 100' COR ZONING CASE #1443 BY PETITION FOR REZONING FROM R.D.F. TO M.R. GRANTED 1-27-11.
- ANY PROPOSED SIGNS WILL COMPLY WITH SECTION 480 OF THE B.C.G.Z.R.
- PARKING SPACES PROVIDED: 40 REGULAR SPACES AND 3 HANDICAP SPACES.

PETITIONS

SPECIAL EXCEPTION TO PERMIT A COMMUNITY CARE CENTER AND/OR SCHOOL (THE WELLNESS COMMUNITY) WHICH OPERATES A FACILITY FOR CANCER SUPPORT) PURSUANT TO SECTIONS 1401.22.5 AND 29 OF THE BALTIMORE COUNTY ZONING REGULATIONS.

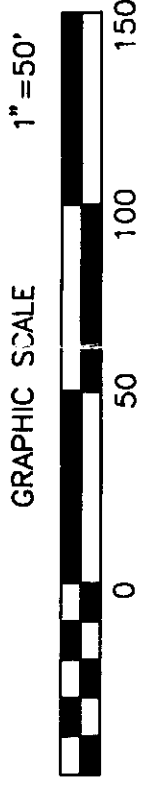
SPECIAL HEARING TO CONFIRM THAT THE NUMBER OF PARKING SPACES PROVIDED IS ADEQUATE.

RECEIVED 11/20/2002

Case # 02-206-SPHX
PLAN TO ACCOMPANY A SPIRIT AND INTENT LETTER EXHIBIT PLAN SPECIAL HEARING

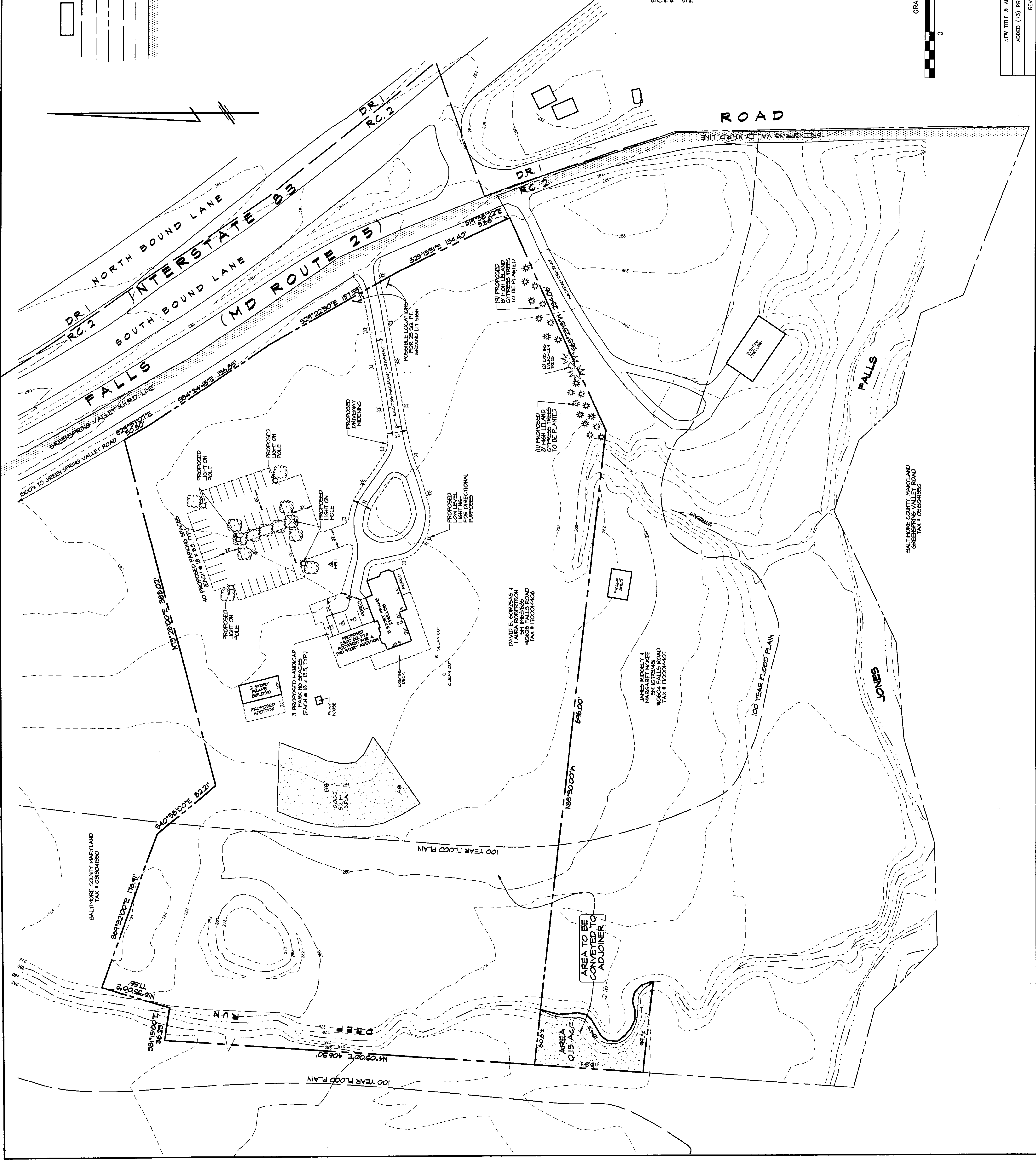


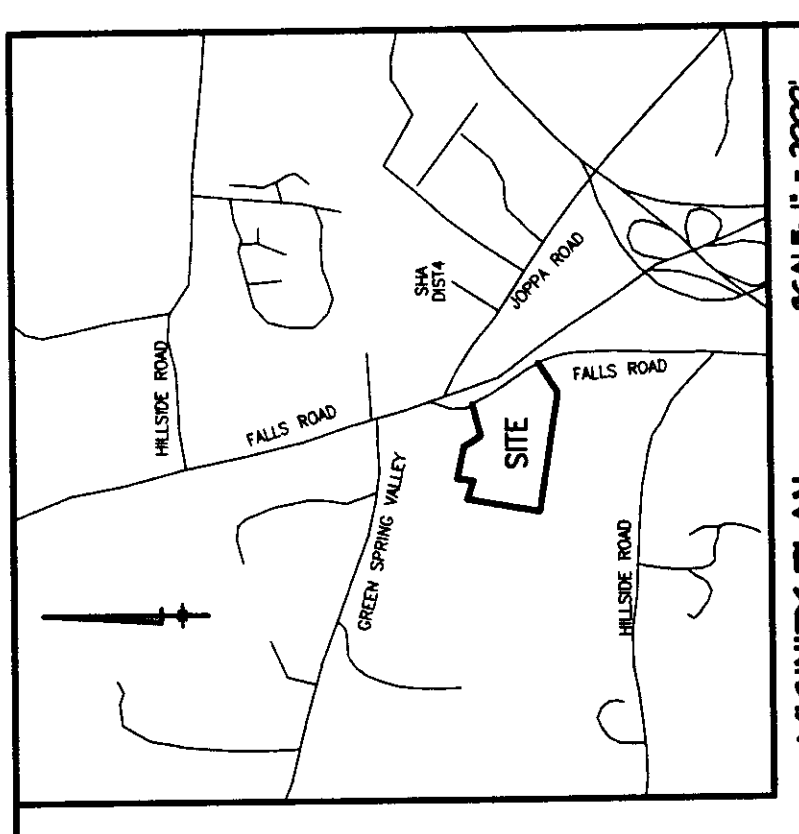
FOR A COMMUNITY CARE CENTER AND/OR A SCHOOL
10628 FALLS ROAD
Deed Ref: 541 11463/685
Tax Account No: 1700014406
Zoned: R.C. 2
Tax Map 60; Grid 20; Parcel 418
3rd ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
JANUARY 21, 2002
SCALE: 1"=50'



GERHOLD, CROSS & ETZEL, LTD
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Townsontown Boulevard
Towson, Maryland 21206
(410) 823-4410

NEW TITLE & ADDITION NOTE ADDED	11-20-02
ADDED (13) PROPOSED CYPRESS	1-22-02
REVISION	DATE





VICINITY PLAN
SCALE: 1" = 2000'

LEGEND

- BUILDING
- ZONING DIVISION LINE
- BUILDING SETBACK LINE
- BOUNDARY LINE
- 100 YEAR FLOOD PLAIN
- STREAM
- N.H.R.D. LINE

GENERAL NOTES

- OWNER: DAVID B. GORDON & SONS, INC.
10628 FALLS ROAD
BALTIMORE, MD 21208
- TAX ACCOUNT NO. 1700014406
- TITLE DEED LIBER SM 11663/685
TOTAL AREA = 8.43 AC.
- THE PROPERTY IS ZONED RC.2
- 200' SCALE ZONING MAP NO. NM 11-C
- THE BOUNDARY SHOWN HEREON IS FROM THE TITLE DEED
A BOUNDARY WAS NOT PERFORMED BY GERALD CROSS & ETZEL LTD.
- THIS SITE IS SUBJECT TO A DEED OF CONSERVATION EASEMENT, DATED
DECEMBER 30, 1986, BETWEEN WILLIAM J. DONOVAN AND DAVID B. GORDON & SONS, INC.
THE EASEMENT IS RECORDED IN LIBER SM 11663/685, PAGE 10, OF THE BALTIMORE
COUNTY LAND RECORDS IN LIBER SM 11663/685, PAGE 10.
- FEATURES SHOWN HEREON WERE TAKEN FROM BALTIMORE COUNTY GIS PANEL 60 A-3
- ADJ. MAP & GRID
SUBDIVISION
SCHOOL DISTRICT
REGIONAL PLANNING DISTRICT
26-D-3
61
51A
- THIS SITE IS SERVICED BY WELL AND SEPTIC.
- THIS SITE IS IN THE GREENSPRING VALLEY NATIONAL REGISTERED HISTORIC DISTRICT.
- THIS SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
- 100 YEAR FLOOD PLAIN WAS TAKEN FROM FIRM MAP 24001G 02480.
- PRIOR ZONING CASE #1427 FROM R.O.P. TO MR. GRANT 1-27-86.
PETITION FOR ZONING CASE #1427 FROM R.O.P. TO MR. GRANT 1-27-86.
- ANY PROPOSED SIGNS WILL COMPLY WITH SECTION 480 OF THE B.C.Z.R.
- PARKING SPACES PROVIDED: 40 REGULAR SPACES AND 5 HANDICAP SPACES.

PETITIONS

SPECIAL EXCEPTION TO PERMIT A COMMUNITY CARE CENTER AND/OR SCHOOL
AND/OR A FACILITY FOR CANCER SUPPORT
FACILITY TO BE LOCATED ON THE SITE
PURSUANT TO SECTIONS 1A01.2C.5 AND 23 OF THE BALTIMORE COUNTY ZONING
REGULATIONS.
SPECIAL HEARING TO CONFIRM THAT THE NUMBER OF PARKING SPACES
PROVIDED IS ADEQUATE.

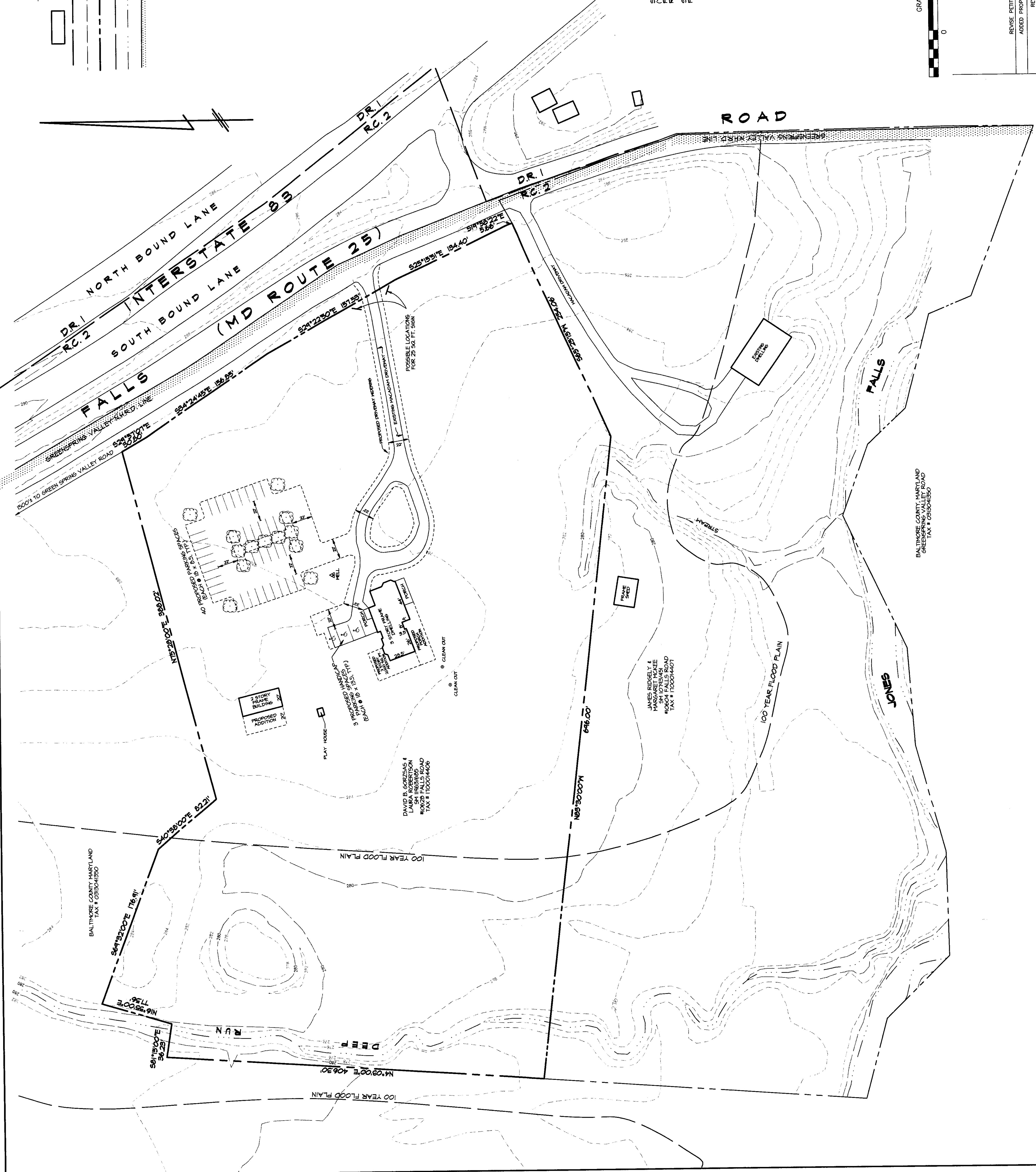
**PLAN TO ACCOMPANY PETITIONS
FOR A SPECIAL EXCEPTION
AND SPECIAL HEARING**

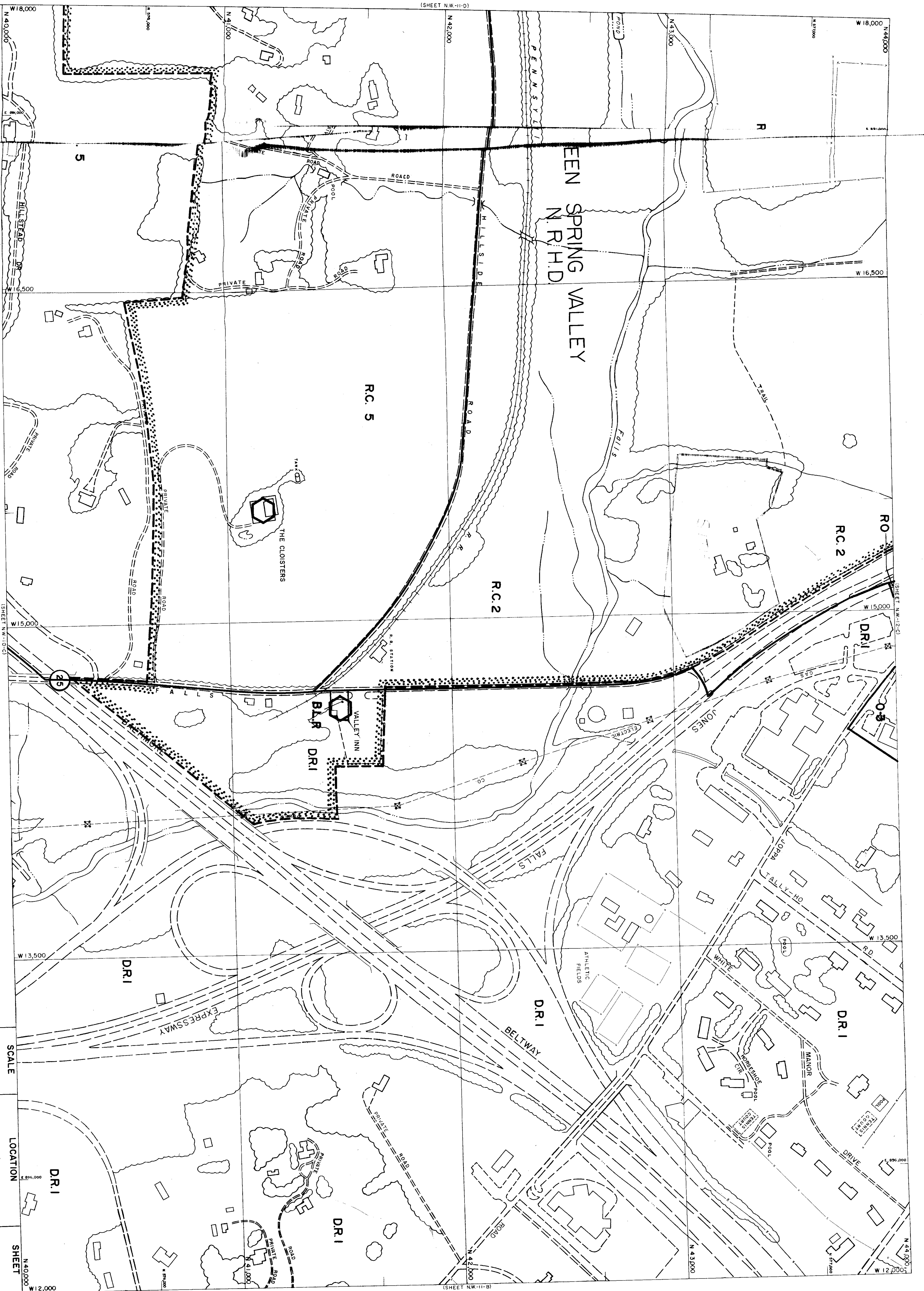
FOR A
COMMUNITY CARE CENTER
AND/OR A
SCHOOL
10628 FALLS ROAD
Deed Ref: SM 11663/685
Tax Account No.: 1700014406
Zoned: RC.2
Tax Map 60; Grid 20; Parcel 418
3rd ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
SCALE: 1"=50'
APRIL 19, 2001

GERHOLD, CROSS & ETZEL, LTD
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
(410) 823-4470



REVISION	DATE
REVISE PETITION	11-12-01
ADDED PROPOSED FEATURES	10-10-01





S-SW S-SE
O-NW O-NE

ADOPTED by
THE BALTIMORE COUNTY COUNCIL

OCTOBER 14, 2010
Bill No. 5540, 5541, 5542, 5543, 5544, 5545, 5546, 5547, 5548, 5549, 5550, 5551, 5552, 5553, 5554, 5555, 5556, 5557, 5558, 5559, 5560, 5561, 5562, 5563, 5564, 5565, 5566, 5567, 5568, 5569, 5570, 5571, 5572, 5573, 5574, 5575, 5576, 5577, 5578, 5579, 5580, 5581, 5582, 5583, 5584, 5585, 5586, 5587, 5588, 5589, 5590, 5591, 5592, 5593, 5594, 5595, 5596, 5597, 5598, 5599, 5600, 5601, 5602, 5603, 5604, 5605, 5606, 5607, 5608, 5609, 5610, 5611, 5612, 5613, 5614, 5615, 5616, 5617, 5618, 5619, 5620, 5621, 5622, 5623, 5624, 5625, 5626, 5627, 5628, 5629, 5630, 5631, 5632, 5633, 5634, 5635, 5636, 5637, 5638, 5639, 5640, 5641, 5642, 5643, 5644, 5645, 5646, 5647, 5648, 5649, 5650, 5651, 5652, 5653, 5654, 5655, 5656, 5657, 5658, 5659, 5660, 5661, 5662, 5663, 5664, 5665, 5666, 5667, 5668, 5669, 5670, 5671, 5672, 5673, 5674, 5675, 5676, 5677, 5678, 5679, 5680, 5681, 5682, 5683, 5684, 5685, 5686, 5687, 5688, 5689, 5690, 5691, 5692, 5693, 5694, 5695, 5696, 5697, 5698, 5699, 5700, 5701, 5702, 5703, 5704, 5705, 5706, 5707, 5708, 5709, 5710, 5711, 5712, 5713, 5714, 5715, 5716, 5717, 5718, 5719, 5720, 5721, 5722, 5723, 5724, 5725, 5726, 5727, 5728, 5729, 5730, 5731, 5732, 5733, 5734, 5735, 5736, 5737, 5738, 5739, 5740, 5741, 5742, 5743, 5744, 5745, 5746, 5747, 5748, 5749, 5750, 5751, 5752, 5753, 5754, 5755, 5756, 5757, 5758, 5759, 5760, 5761, 5762, 5763, 5764, 5765, 5766, 5767, 5768, 5769, 5770, 5771, 5772, 5773, 5774, 5775, 5776, 5777, 5778, 5779, 5780, 5781, 5782, 5783, 5784, 5785, 5786, 5787, 5788, 5789, 5790, 5791, 5792, 5793, 5794, 5795, 5796, 5797, 5798, 5799, 5800, 5801, 5802, 5803, 5804, 5805, 5806, 5807, 5808, 5809, 5810, 5811, 5812, 5813, 5814, 5815, 5816, 5817, 5818, 5819, 5820, 5821, 5822, 5823, 5824, 5825, 5826, 5827, 5828, 5829, 5830, 5831, 5832, 5833, 5834, 5835, 5836, 5837, 5838, 5839, 5840, 5841, 5842, 5843, 5844, 5845, 5846, 5847, 5848, 5849, 5850, 5851, 5852, 5853, 5854, 5855, 5856, 5857, 5858, 5859, 5860, 5861, 5862, 5863, 5864, 5865, 5866, 5867, 5868, 5869, 5870, 5871, 5872, 5873, 5874, 5875, 5876, 5877, 5878, 5879, 5880, 5881, 5882, 5883, 5884, 5885, 5886, 5887, 5888, 5889, 5890, 5891, 5892, 5893, 5894, 5895, 5896, 5897, 5898, 5899, 5900, 5901, 5902, 5903, 5904, 5905, 5906, 5907, 5908, 5909, 5910, 5911, 5912, 5913, 5914, 5915, 5916, 5917, 5918, 5919, 5920, 5921, 5922, 5923, 5924, 5925, 5926, 5927, 5928, 5929, 5930, 5931, 5932, 5933, 5934, 5935, 5936, 5937, 5938, 5939, 5940, 5941, 5942, 5943, 5944, 5945, 5946, 5947, 5948, 5949, 5950, 5951, 5952, 5953, 5954, 5955, 5956, 5957, 5958, 5959, 5960, 5961, 5962, 5963, 5964, 5965, 5966, 5967, 5968, 5969, 5970, 5971, 5972, 5973, 5974, 5975, 5976, 5977, 5978, 5979, 5980, 5981, 5982, 5983, 5984, 5985, 5986, 5987, 5988, 5989, 5990, 5991, 5992, 5993, 5994, 5995, 5996, 5997, 5998, 5999, 6000, 6001, 6002, 6003, 6004, 6005, 6006, 6007, 6008, 6009, 6010, 6011, 6012, 6013, 6014, 6015, 6016, 6017, 6018, 6019, 6020, 6021, 6022, 6023, 6024, 6025, 6026, 6027, 6028, 6029, 6030, 6031, 6032, 6033, 6034, 6035, 6036, 6037, 6038, 6039, 6040, 6041, 6042, 6043, 6044, 6045, 6046, 6047, 6048, 6049, 6050, 6051, 6052, 6053, 6054, 6055, 6056, 6057, 6058, 6059, 6060, 6061, 6062, 6063, 6064, 6065, 6066, 6067, 6068, 6069, 6070, 6071, 6072, 6073, 6074, 6075, 6076, 6077, 6078, 6079, 6080, 6081, 6082, 6083, 6084, 6085, 6086, 6087, 6088, 6089, 6090, 6091, 6092, 6093, 6094, 6095, 6096, 6097, 6098, 6099, 6100, 6101, 6102, 6103, 6104, 6105, 6106, 6107, 6108, 6109, 6110, 6111, 6112, 6113, 6114, 6115, 6116, 6117, 6118, 6119, 6120, 6121, 6122, 6123, 6124, 6125, 6126, 6127, 6128, 6129, 6130, 6131, 6132, 6133, 6134, 6135, 6136, 6137, 6138, 6139, 6140, 6141, 6142, 6143, 6144, 6145, 6146, 6147, 6148, 6149, 6150, 6151, 6152, 6153, 6154, 6155, 6156, 6157, 6158, 6159, 6160, 6161, 6162, 6163, 6164, 6165, 6166, 6167, 6168, 6169, 6170, 6171, 6172, 6173, 6174, 6175, 6176, 6177, 6178, 6179, 6180, 6181, 6182, 6183, 6184, 6185, 6186, 6187, 6188, 6189, 6190, 6191, 6192, 6193, 6194, 6195, 6196, 6197, 6198, 6199, 6200, 6201, 6202, 6203, 6204, 6205, 6206, 6207, 6208, 6209, 6210, 6211, 6212, 6213, 6214, 6215, 6216, 6217, 6218, 62

**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

SCALE
1" = 200'

LOCATION

SHEET

$$\begin{array}{c} \mathbf{z} \\ \mathbf{z} \end{array}$$

C 11 MN

206